



EDMUND G. ARCHULETA, P.E.

MEMORANDUM

TO: Diana Nuñez
Mayor's Office

FROM: Edmund G. Archuleta, P.E.
General Manager

A handwritten signature in black ink, appearing to read "Ed Archuleta", written over the printed name.

SUBJECT: Presentation to City Council – Development of PSB Land in
Northeast El Paso

DATE: January 26, 2006

On November 10, 2005, the El Paso Water Utilities Public Service Board selected the international engineering and consulting firm of URS Corporation to provide services for the ultimate development of several thousand acres of land in Northeast El Paso located northwest of U.S. Highway 54, east of Franklin Mountains State Park and south of the Texas-New Mexico border; all under the jurisdiction and control of the El Paso Water Utilities. The land is to be developed in accordance with the Northeast El Paso Master Plan adopted by the City Council July 12, 2005. Their team includes subcontractors in land planning, and real estate development with vast experience in developing communities throughout the U.S. They are not developers. They will advise me, the PSB and ultimately the City on how to phase the project, attract large investors, incorporate smart growth community principles, and make sure the plan is executed as approved with all its amenities.

The work consists of a market analysis, infrastructure analysis, land planning, strategic analysis and developer recruitment. Development of a retirement community around Painted Dunes is of particular emphasis. It is expected to be accomplished by May 2006.

The Mayor has requested Mr. Archuleta and representatives from URS to brief City Council on this work.

Please have this item, as a request from Mayor Cook, placed on the regular agenda for the City Council meeting of Tuesday February 7, 2006. If you have any questions or need further information, please let me know.

cc: City Council Representatives
Joyce Wilson, City Manager
Public Service Board
Richarda Momsen, Municipal Clerk
Robert D. Andron, General Counsel, PSB